

Meeting Copy

AGENDA

STATE BUILDING COMMISSION

EXECUTIVE SUBCOMMITTEE

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

MAY 24, 2010

10:30 A.M.

CONSENT AGENDA

Review of a request for APPROVAL of the following REAL PROPERTY TRANSACTIONS, which have been reviewed and recommended for approval by Sub-Committee staff:

- A. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal & approval to demolish improvements
- B. Agency: **Tennessee Board of Regents – Knox County**
Transaction: Acquisition in fee
Provision: Waiver of one appraisal & approval to demolish improvements
- C. Agency: **Tennessee Board of Regent – Washington County**
Transaction: Lease amendment
Provision: Waiver of advertisement
- D. Agency: **Department of Agriculture – Williamson County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals
- E. Agency: **Department of Agriculture – Coffee County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals
- F. Agency: **Department of Corrections - Davidson County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- G. Agency: **Tennessee Wildlife Resource Agency – Rutherford County**
Transaction: Disposal by easement
Provision: Waiver of advertisement & appraisals
- H. Agency: **Department of Environment & Conservation – Hamilton County**
Transaction: Acquisition in fee
Provision: Waiver of advertisement & appraisals
- I. Agency: **Department of Environment & Conservation – Campbell County**
Transaction: Acquisition in fee
- J. Agency: **Department of Environment & Conservation – Campbell County**
Transaction: Acquisition in fee

- K. Agency: **Department of Transportation – Williamson County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & appraisals
- L. Agency: **Department of Transportation – Coffee County**
Transaction: Wetland Mitigation Credits
Provision: Waiver of appraisals
- M. Agency: **Department of Transportation – Rutherford County**
Transaction: Wetland Mitigation Credits
Provision: Waiver of appraisals
- N. Agency: **Department of Transportation – Rutherford County**
Transaction: Disposal in fee
Provision: Waiver of advertisement & one appraisal

UNIVERSITY OF TENNESSEE

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER OF ONE (1) APPRAISAL required interest in the following real property, not to exceed the appraised value for the property being acquired:

| | |
|--------------------|--|
| Description: | <u>Anderson County – 0.28 +/- acres – 143 Oak Road, Norris, TN – Trans. No. 10-04-018 (Baugh)</u> |
| Purpose: | Acquisition in fee of vacant land and replace with a state of art environmentally friendly structure that will be sold. Property is outside of UT's Master Plan. |
| Source of Funding: | The University of Tennessee |
| Estimated Cost: | \$25,000 appraised value |
| Owner(s): | Jeffrey & Regina Merritt |
| SSC Report: | 05-17-10. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee with recommendation. |

TENNESSEE HIGHER EDUCATION COMMISSION

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISESEMENT as required by TCA 12-2-115:

Location: **Davidson County – 404 James Robertson Parkway, Suites 1801, 1803, 1820, 1900, Nashville, TN – Trans. No. 07-12-905 (Baltz)**

Purpose: To provide additional space for Race to the Top Federal Grant Program.

Term: July 1, 2010 thru July 31, 2018 (8 yrs. & 1 mon)

Proposed Amount: 37,063 Square Feet
Average Annual Contract Rent incl.
Utility & Janitorial Cost: \$608,574.46 @\$16.42/sf
Total Annual Effective Cost: \$608,574.46 @\$16.42/sf

Current Amount: 35,890 Square Feet
Average Annual Contract Rent incl.
Utility & Janitorial Cost: \$589,478.20 @\$16.42/sf
Total Annual Effective Cost: \$589,478.20 @\$16.42/sf

Type: Amendment #1 for increase of 1,173 square foot

FRF Rate: \$18.00

Purchase Option: No

Lessor: Parkway Towers Mezz, LLC

Comment: Increase of space for THEC due to additional staff to administer part of the Race to Top Federal Grant Program. Lessor will make all improvement to the additional space at no extra cost to the State. All other terms and conditions of the lease agreement shall remain unchanged and in full force.

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

FINANCE & ADMINISTRATION
for
CHILDREN'S & HUMAN SERVICES

LEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **McNairy County – 855 East Poplar, Selmer, TN – Trans. No. 06-02-902 (Lotspiech)**

Purpose: To provide office space for county operations

Term: January 1, 2011 thru December 31, 2021 (10 yrs)

Proposed Amount: 6,016 Square Feet

| | | |
|------------------------------|--------------------|---------------------|
| Annual Contract Rent: | \$55,264.20 | @ \$ 9.19/sf |
| Est. Annual Utility Cost: | \$ 8,422.40 | @ \$ 1.40/sf |
| Est. Annual Janitorial Cost: | <u>\$ 6,617.60</u> | <u>@ \$ 1.10/sf</u> |
| Total Annual Effective Cost: | \$70,304.20 | @ \$ 11.69/sf |

Current Amount: 8,700 Square Feet

| | | |
|------------------------------|--------------------|---------------------|
| Annual Contract Rent: | \$ 79,920.00 | @ \$ 9.19/sf |
| Est. Annual Utility Cost: | \$ 12,180.00 | @ \$ 1.40/sf |
| Est. Annual Janitorial Cost: | <u>\$ 9,570.00</u> | <u>@ \$ 1.10/sf</u> |
| Total Annual Effective Cost: | \$ 101,670.00 | @ \$11.69/sf |

Type: Amendment #1

FRF Rate: \$14.00

Purchase Option: No

Lessor: Pedigo- Selmer Properties, LP

Comment: Decrease in space due to both agencies budget situation for the additional space of 2,684 sf. All other terms and conditions of the lease agreement shall remain unchanged and in full force.

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

TENNESSEE EMERGENCY MANAGEMENT AGENCY

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Davidson County – 410 Harding Industrial Drive, Nashville, TN – Trans. No. 10-05-900 (Smith)**

Purpose: To provide office & warehouse space for TEMA during the flood recovery

Term: May 1, 2010 thru May 31, 2010 (1 month)

Proposed Amount: 100,000 Square Feet

| | | |
|--------------------------------------|--------------------|-------------------|
| Monthly Contract Rent: | \$28,000.00 | @\$3.36/sf |
| Est. Monthly Utility Cost: | \$14,583.33 | @\$1.75/sf |
| Est. Monthly Janitorial Cost: | <u>\$ 9,166.67</u> | <u>@\$1.10/sf</u> |
| Total Monthly Effective Cost: | \$51,750.00 | @\$6.21/sf |

Current Amount: None

Type: New lease

FRF Rate: \$7.50

Lessor: Harding Business Park

Comment: This is a month to month lease.

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee with recommendation.

TENNESSEE WILDLIFE RESOURCE AGENCY

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

| | |
|-----------------------|---|
| Description: | <u>Anderson/Scott/Morgan Counties – 11,250 +/- acres – North Cumberland WMA, TN – Trans. No. 10-04-016 (Jackson)</u> |
| Purpose: | Disposal by easement to enter into a Shared Use Agreement and an Easement Agreement with National Coal Corporation. |
| Estimated Sale Price: | N/A |
| Grantee: | National Coal Corporation |
| Comment: | National Coal Corporation owns the mineral rights and the State owns the surface rights. |
| SSC Report: | 05-17-10. Jorgen Bailey summarized the transaction. Staff requested to review the Shared Use Agreement and the Easement document before taking further action. Staff referred to Subcommittee for discussion. |

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

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|--------------------|---|
| Description: | <u>Cumberland / Bledsoe Counties – 425 +/- acres – Cumberland Trail, Crossville, TN – Trans. No. 10-04-012 (McLeod)</u> |
| Purpose: | Acquisition in fee to provide a connection of 3.5 miles of the Cumberland Trail, along the middle heights of Hinch Mountain, providing a spectacular winter view down the length of Sequatchie Valley. |
| Source of Funding: | TEA -21 Viewshed Grant - \$612,000 State Land Acquisition Fund - \$153,000 |
| Estimated Cost: | \$765,000 |
| Owner(s): | Wes Bowden / Tenn-Tex Trust |
| Comment: | The property is encumbered by a Federal lien connected to tax evasion and Cumberland County lien for back taxes. |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff approved title research on property to determine if mineral and timber rights are still owned by Mr. Bowden or the Trust. Staff referred to Subcommittee with recommendation. |

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Review of a request for APPROVAL to SELECT
SSRCx, LLC,
TLC Engineering for Architecture, and
Working Buildings, LLC, as
STATEWIDE COMMISSIONING AGENTS, and
ACKNOWLEDGMENT of SOURCE of FUNDING, for
Commissioning Agent Master Contracts
Statewide, based upon Proposals received March 16, 2010.

| | |
|---|---------------------|
| Estimated Project Cost: | \$150,000.00 |
| <u>Source of Funding:</u> | |
| 92/93 Current Funds – Capital Outlay (R) | 3,967.78 |
| 95/96 Current Funds – Capital Outlay (R) | 10,103.96 |
| 98/99 Current Funds – Capital Outlay (R) | 10,928.26 |
| 01/02 Current Funds – Capital Maintenance (R) | 11,144.57 |
| 03/04 Current Funds – Capital Maintenance (R) | 13,855.43 |
| Campus Plant Funds | 100,000.00 |
| | <u>150,000.00</u> |

SBC Project No. 166/000-05-2009

The RFP was authorized in November 2009. The master contracts will be for a maximum of five years and will allow use by other state agencies under separate contracts. All services will be provided under separately approved, project specific, Work Order Agreements and will be funded through the individual construction projects served. Inclusion of reserves and campus funds provides for central office and institutional use of services within the scope of the consultant's contract but outside of the scope of an individual construction project. Three Commissioning Agents will be selected.

DEPARTMENT OF CORRECTION

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$6,700,000.00 to \$10,500,000.00 (\$3,800,000.00 increase) for **Minimum Housing Expansion** at West Tennessee State Penitentiary, Lauderdale County, Tennessee.

| | | | |
|--|------------------------|---------------------|---------------------|
| Revised Estimated Project Cost: | \$10,500,000.00 | | |
| <u>Source of Funding:</u> | <u>Original</u> | <u>Increase</u> | <u>Revised</u> |
| 06/07 Current Funds-Capital Outlay | \$1,000,000.00 | \$ 0.00 | \$ 1,000,000.00 |
| 06 G.O. Bonds-Capital Outlay | <u>5,700,000.00</u> | <u>3,800,000.00</u> | <u>9,500,000.00</u> |
| TOTAL | \$6,700,000.00 | \$3,800,000.00 | \$10,500,000.00 |
| <i>SBC Project No.</i> | <i>142/022-01-2007</i> | | |

On May 13, the SBC referred this item to the Subcommittee, with authority to act. This increase allocates the balance of line item funding from the FY 06/07 budget. The increase is required due to the need to reconstruct the kitchen in lieu of renovation, relocation of the existing dining, replacement of existing HVAC equipment, controls, fire alarm system, controls and monitoring systems for a complete and integrated system with the new expansion and lightning protection.

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) READING and APPROVAL of the Minutes of the Executive Subcommittee meeting held on April 19, 2010.

DESIGNER SELECTIONS

- 1) Approval of the DESIGNER SELECTIONS for projects approved at the May SBC meeting.

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL and APPROVAL TO DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

| | |
|--------------------|--|
| Description: | <u>Knox County – 0.12 +/- acres – 703 Walker Street, Knoxville, TN – Trans. No. 10-04-002 (Maholland)</u> |
| Purpose: | Acquisition in fee to acquire property adjacent to the Division Street Campus, and demolish the building, for current and future student parking. Property is in the PSCC Master Plan. |
| Source of Funding: | Plant Fund Resources |
| Estimated Cost: | \$62,000 per appraisal value |
| Owner(s): | Gray L. & Kathryn G. Skinner |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISALS, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, and WAIVER ONE (1) APPRAISAL and APPROVAL TO DEMOLISH IMPROVEMENTS required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Knox County – 0.217 +/- acres – 3416 Division Street, Knoxville, TN – Trans. No. 10-04-003 (Maholland)**

Purpose: Acquisition in fee to acquire property adjacent to the Division Street Campus, and demolition of the residence on the property, for expanding student parking for Pellissippi State. Property is the Master's Plan.

Source of Funding: Plant Fund Resources

Estimated Cost: \$62,000 per appraisal value

Owner(s): Angela M. Reno

Comments: Estimated cost of demolition is \$12,000.

SSC Report: 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

TENNESSEE BOARD OF REGENTSLEASE AMENDMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Washington County – 207 East Myrtle Avenue, Johnson City, TN – Trans. No. 06-04-912 (Baltz)**

Purpose: To provide office and clinic space for ETSU Nursing Program

Term: June 1, 2010 thru May 31, 2015 (5 yrs.)

Proposed Amount: **5,288 Square Feet**

| | | |
|------------------------------|--------------------|--------------------|
| Annual Contract Rent: | \$53,400.00 | @\$10.10/sf |
| Est. Annual Utility Cost: | \$ 9,254.00 | @\$ 1.75/sf |
| Est. Annual Janitorial Cost: | <u>\$ 5,816.80</u> | <u>@\$ 1.10/sf</u> |
| Total Annual Effective Cost: | \$68,470.80 | @\$12.95/sf |

Current Amount: **5,288 Square Feet**

| | | |
|------------------------------|--------------------|--------------------|
| Annual Contract Rent: | \$64,224.00 | @\$ 12.15/sf |
| Est. Annual Utility Cost: | \$ 7,403.20 | @\$ 1.40/sf |
| Est. Annual Janitorial Cost: | <u>\$ 5,816.80</u> | <u>@\$ 1.10/sf</u> |
| Total Annual Effective Cost: | \$77,444.00 | @\$14.64/sf |

Type: Amendment #1

FRF Rate: \$18.00

Purchase Option: No

Lessor: Aviation Investments III, LLC

SSC Report: 05-17-10. Bob King summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF AGRICULTURELAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

| | |
|------------------------------|---|
| Description: | <u>Williamson County – 0.24 +/- acre – Flagpole Tower / Pewitt Road, Franklin, TN – Trans. No. 09-02-022 (McLeod)</u> |
| Purpose: | Disposal in fee to sell or demolish/remove tower and buildings prior to reversion by abandonment. |
| Original Cost to State: | \$1.00 |
| Date of Original Conveyance: | 1954 |
| Grantor Unto State: | Fred Corner |
| Estimated Sale Price: | N/A |
| SSC Report: | 05-17-10. Jurgan Bailey summarized the transaction. Towers and buildings will be sold or taken down by the agency for approximately cost of \$8,000 to \$10,000. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF AGRICULTURELAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

| | |
|------------------------------|---|
| Description: | <u>Coffee County – 1.00 +/- acre – (207' x 207' lot), Summitville fire tower site, Summitville, TN – Trans. No. 09-11-028 (McLeod)</u> |
| Purpose: | Disposal in fee to sell or demolish/remove tower and buildings prior to reversion by abandonment. |
| Original Cost to State: | \$1.00 |
| Date of Original Conveyance: | 1953 |
| Grantor Unto State: | J. D. Sain |
| Estimated Sale Price: | N/A |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Towers and buildings will be sold or taken down by the agency for approximately cost of \$8,000 to \$10,000. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF CORRECTIONSLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

| | |
|-----------------------|---|
| Description: | <u>Davidson County – 0.15 +/- acres – Tennessee Prison for Women, Nashville, TN – Trans. No. 10-04-004 (Baugh)</u> |
| Purpose: | Disposal by easement for water line to service to Tennessee Clay Target Complex. |
| Estimated Sale Price: | Public benefit |
| Grantee: | TN Clay Target Complex |
| Comment: | This will let TN Clay Target Complex tap into Metro water line and not the State water line. |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

TENNESSEE WILDLIFE RESOURCE AGENCYLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

| | |
|-----------------------|--|
| Description: | <u>Rutherford County – 0.10+/- acres for permanent drainage easement & 05+/- acres for construction easement on west & 0.12+/- acres for construction easement on east – East Main Street/Maney Avenue, Murfreesboro, TN – Trans. No. 10-04-008 (Jackson)</u> |
| Purpose: | Disposal by easement for one (1) permanent drainage easement and two (2) temporary construction easements |
| Estimated Sale Price: | Public Benefit |
| Grantee: | City of Murfreesboro |
| Comment: | Storm water drainage project |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT and WAIVER of ADVERTISEMENT & ONE (1) APPRAISAL, required interest in the following real property, not to exceed the appraised value for the property being acquired:

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|--------------------|--|
| Description: | <u>Hamilton County – 5 +/- acres – Cumberland Trails, Chattanooga, TN – Trans. No. 10-02-018 (McLeod)</u> |
| Purpose: | Acquisition in fee and disposal in fee to provide access to adjoining landlocked property and for an equal value and utility land swap. |
| Source of Funding: | Adjacent landowner Mr. Alan Johnson has agreed to pay for all administrative costs. |
| Estimated Cost: | N/A |
| Owner(s): | Alan Johnson |
| SSC Report: | 03/15/10. Jurgen Bailey summarized the transaction. After some discussion, Staff Sub Committee deferred action for one (1) month until agency determined if this land swap was in the best interest of the State at this time. |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description: **Campbell County – 47.0 +/- acres – Cumberland Trail, LaFollette, TN – Trans. No. 10-04-013 (McLeod)**

Purpose: Acquisition in fee to provide access to an ideal site for a trailhead parking area and access trail to the Cumberland Trail along the crest of the Cumberland Mountain.

Source of Funding: TEA -21 Viewshed Grant - \$90,240
TN Park & Greenway Foundation - \$18,800
State Land Acquisition Fund - \$3,760

Estimated Cost: \$112,800

Owner(s): Jeanette Carr

Comments: Jeanette Carr and George Smith are sister and brother and their properties are adjoining tracts.

SSC Report: 05-17-10. Jorgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

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|--------------------|---|
| Description: | <u>Campbell County – 70.0 +/- acres – Cumberland Trail, LaFollette, TN – Trans. No. 10-04-014 (McLeod)</u> |
| Purpose: | Acquisition in fee to provide access to an ideal site for a trailhead parking area and access trail to the Cumberland Trail along the crest of the Cumberland Mountain. |
| Source of Funding: | TEA -21 Viewshed Grant - \$134,400 TN Park & Greenway Foundation - \$28,000 State Land Acquisition Fund - \$5,600 |
| Estimated Cost: | \$168,000 |
| Owner(s): | George A. Smith |
| Comments: | Jeanette Carr and George Smith are sister and brother and their properties are adjoining tracts. |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF TRANSPORTATIONLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

| | |
|------------------------------|--|
| Description: | <u>Williamson County – 2.77 +/- acres – Davis Hollow Road, Franklin, TN – Trans. No. 10-02-011 (Baugh)</u> |
| Purpose: | Disposal in fee for property declared excess land to settle a lawsuit. |
| Original Cost to State: | \$94,115 |
| Date of Original Conveyance: | November 25, 2002 |
| Grantor Unto State: | Dorothy Beard |
| Grantee: | Beard Family |
| Comment: | Property was acquired for SR-840 but is no longer needed because of change in alignment. This is settlement offer recommended by TDOT and the Attorney General's Office. |
| SSC Report: | 05-17-10. Jorgen Bailey summarized the transaction. Attorney General Larry Teague stated that the settlement proposal involves (1) the transfer of land to the Beard Family (swapping 0.271 acre of the land acquired from Dorothy Beard for SR 840 in November 2002 for the 0.271 acre needed for the Davis Hollow Road improvement) and (2) the transfer of land to Dorothy Beard (conveying to her the remaining 2.499 acres of the 2.77 acres previously acquired from her. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF TRANSPORTATIONLAND ITEM

Review of a request for APPROVAL to ACQUIRE WETLAND MITIGATION CREDITS with WAIVER OF APPRAISALS, the required interest in the following real property, not to exceed the negotiated value for the interest in property being acquired:

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|--------------------|---|
| Description: | <u>Coffee County – 67.46+/- acres – Wetland Mitigation Credits from the Coffee County Wetland Mitigation Bank – Tran. No. 10-04-005 (Bailey)</u> |
| Source of Funding: | Highway Funds (State/Federal) |
| Cost: | \$12,500 per credit x 67.46 = \$843,250.00 |
| Owner(s): | National Ecological Foundation, LLC |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF TRANSPORTATIONLAND ITEM

Review of a request for APPROVAL to ACQUIRE WETLAND MITIGATION CREDITS with WAIVER OF APPRAISALS, the required interest in the following real property, not to exceed the negotiated value for the interest in property being acquired:

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|--------------------|--|
| Description: | <u>Rutherford County – 8.659+/- acres – Wetland Mitigation Credits from the Harpeth Wetland Mitigation Bank – Trans. No. 10-04-006 (Bailey)</u> |
| Source of Funding: | Highway Funds (State/Federal) |
| Cost: | \$17,500 per credit x 8.659 = \$151,532.50 |
| Owner(s): | Harpeth Wetland Bank, LLC |
| SSC Report: | 05-17-10. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda. |

DEPARTMENT OF TRANSPORTATIONLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and ONE (1) APPRAISAL as required by TCA 4-15-102 and 12-2-112:

| | |
|------------------------------|--|
| Description: | <u>Rutherford County – 0.319 +/- acres – 2747 Asbury Lane, Murfreesboro, TN – Trans. No. 10-04-007 (Woodard)</u> |
| Purpose: | Disposal in fee to adjacent property owners who to purchase excess land for assemblage |
| Original Cost to State: | \$140,800 |
| Date of Original Conveyance: | February 20, 2004 |
| Grantor Unto State: | Vincent & Phyllis Evola |
| Estimated Sale Price: | Fair Market Value |
| Grantee: | Successful proposer |
| Comment: | Property was purchased for TDOT road improvement, the remainder is 0.319 and adjacent property owners has contacted TDOT and requested to purchase property for assemblage purposes. |
| SSC Report: | 05-17-10. Jurgan Bailey summarized the transaction. Property will be appraised and sealed bids will be accepted by the two interested parties and we will accept the highest bid above fair market value. Staff referred to Subcommittee for consent agenda. |